

Life Estate
42-16
#3785

WARRANTY DEED

025807

LORETTA M. POULIN of Waterville, County of Kennebec and State of Maine for consideration paid, grants to MICHAEL G. POULIN and ANN A. POULIN of Houston, Texas, a one-half interest in the following described property as joint tenants and ROBERT H. POULIN and SYLVIA J. POULIN of Newtown, Connecticut, the remaining one-half interest in the following described property as joint tenants, (the ownership rights between the two couples being as tenants in Common) with WARRANTY COVENANTS the land in Waterville, County of Kennebec and State of Maine, bounded and described as follows, to wit:

**NO TRANSFER
TAX PAID**

PARCEL I

Beginning at an iron pin in the westerly line of the First Rangeway one hundred and sixty-nine (169) feet southerly from an iron pin which marks the intersection of said westerly line of the First Rangeway by the southerly line of Cherry Hill Drive and running thence southerly on the First Rangeway one hundred and twenty feet (120) to an iron pin in the westerly line of said Rangeway marking the corner of lot fourteen (14); thence westerly in the southerly line of lot fourteen (14) one hundred and thirty-six and four tenths (136.4) feet to an iron pin marking the southwest corner of said lot fourteen (14); thence in a general northerly direction by and along the westerly line of lot number fourteen (14), one hundred and twenty-two and eight tenths (122.8) feet to an iron pin; thence in an easterly direction along the northerly line of lot number fourteen (14), being in the southerly line of lot number thirteen (13), one hundred and ten (110) feet to an iron pin and point of beginning in the westerly line of the First Rangeway.

PARCEL II

Beginning at an iron pin driven in the ground which marks a point in the westerly line of the First Rangeway two hundred eighty-nine (289) feet southerly from the intersection of said westerly line of the First Rangeway with the southerly line of Cherry Hill Drive (and being the southeast corner of Parcel I, above) and running thence southerly on the First Rangeway one hundred seventeen (117) feet to another iron pin driven in the westerly line of said First Rangeway and marking a corner of lot number sixteen conveyed to said Keeps by deed dated September 9, 1949; thence turning approximately a right angle to the right and running one hundred sixty-two and three tenths (162.3) feet in the lot line of land of said Keeps to an iron pin; thence turning to the right and running approximately one hundred twenty and six tenths (120.6) feet to an iron pin and thence turning again to the right and running one hundred thirty-six and four tenths (136.4) feet (along the southerly line of Parcel I, above) to the point of beginning. Containing about sixteen thousand eight hundred (16,800) square feet and being lot number fifteen (#15) as laid out on a plan made by Robert N. Cram and revised by Harry E. Green and which plan in other particulars may be still further revised.

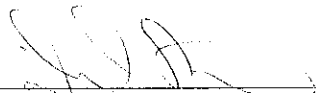
Excepting and reserving from Parcel II, the following described parcel:

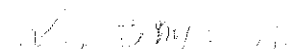
Beginning at an iron pin driven in the ground which marks a point in the westerly line of the First Rangeway four hundred six (406) feet southerly from the intersection of said westerly line of the First Rangeway with the southerly line of Cherry Hill Drive being the southeasterly corner of lot #15 and the northeasterly corner of lot #16 as shown by a plan made by Robert N. Cram revised by Harry E. Green filed in the office the City Clerk of the City of Waterville, August 29, 1950 and recorded in Kennebec County Registry of Deeds, Plan Book 17, Pages 34 and 35, and running thence westerly in the northerly line of said lot #16 one hundred sixty-two and three tenths (162.3) feet to lot #10 now owned by Harvey D. Eaton; thence turning to the right and running in the line between lot #15 and lot #10 twenty-five and three tenths (25.3) feet to a point in said line which is twenty-five feet from the line between lots #15 and #16 measuring at right angles to said northerly line of lot #16; thence turning again to the right and running parallel to said line between said lots #15 and #16 one hundred fifty-seven and two tenths (157.2) feet, being a new line, to the First Rangeway; thence southerly on said First Rangeway to the point of beginning.

Parcel I above is the same property conveyed to Herman E. Poulin and Loretta M. Poulin by warranty deed of Jerome G. Daviau, dated May 29, 1952 and recorded in the Kennebec Registry of Deeds in Book 924, Page 394. Parcel II above is the same property conveyed to Herman E. Poulin and Loretta M. Poulin by warranty deed of Charles W. Keep and Lorraine B. Keep, dated May 29, 1952 and recorded in the Kennebec Registry of Deeds in Book 924, Page 396. The excepted parcel is the same property conveyed to Minnie Merle Liggett by warranty deed of Herman E. Poulin, dated October, 1952 and recorded in the Kennebec Registry of Deeds in Book 931, Page 421. Excepting and reserving from the above parcels of land, a non-transferrable life estate, for the sole and exclusive use by the grantor during her natural life. This life estate*** Subject to the restrictions numbered 1 through 4 contained in the two deeds into Herman and Loretta Poulin referenced above.

The grantor further quitclaims to the grantees any right that she may have in the excepted parcel noted above. In that deed, she conveyed her marital interest in the property but her husband, Herman Poulin, was the only grantor.

WITNESS my hand and seal this 20th day of November, 1990.

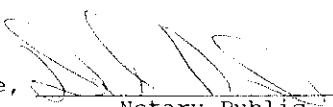

WITNESS


LORETTA M. POULIN

THE STATE OF MAINE
Kennebec, ss.

11 / 25, 1990

Then personally appeared the above named LORETTA M. POULIN and acknowledged the foregoing instrument to be her free act and deed.

Before me, 
Notary Public

***shall also terminate if the grantor does not reside on the real estate for a period of six (6) months.

DAVID R. WHITTEK

RECEIVED KENNEBEC SS.

1992 SEP 11 AM 9:00

ATTEST: 
REGISTER OF DEEDS